

**Prepared By:**

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1500 Market Street, 38<sup>th</sup> Floor  
Philadelphia, PA 19102-2186

SRS00209

RECORD & RETURN TO:  
SEARCHTEC, INC  
314 N. 12TH STREET  
STE# 100  
PHILADELPHIA, PA. 19107

**OPA #78-1022700**

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**DEED NOTICE**

**THIS DEED NOTICE** is made as of the 30th day of July, 2013, by **SCHOOL DISTRICT OF PHILADELPHIA**, a political subdivision of the Commonwealth of Pennsylvania, with administrative offices located at 440 North Broad Street, Philadelphia, Pennsylvania 19130 (together with its successors and assigns, collectively "Owner").

**WITNESSETH:**

**WHEREAS**, Owner is the owner in fee simple of certain real property located at **2101 South Broad Street, Philadelphia, Pennsylvania**, more particularly described on **Exhibit "A"** (the "Property"); and

**WHEREAS**, pursuant to a Consent Decree entered in the United States District Court for the Eastern District of Pennsylvania on September 11, 1997, in the United States of America v. The School District of Philadelphia, Civil Action No. 97-3829 ("Consent Decree"), Owner is obligated, inter alia, to file recordation notice of the Consent Decree.

**WHEREAS**, paragraph 8.b of the Consent Decree provides, "In the event of PCB contamination remains at a Facility, the School District shall file and record the removal and disposal plan as a deed notification and restriction notifying any subsequent purchaser of the Facility to remove and properly dispose of contaminated material prior to any activity that would disturb the contaminated material (such as renovation or demolition)."

**WHEREAS**, the PCB Removal and Disposal Plan dated April, 2009, attached hereto as **Exhibit "B"**, (i) describes the remedial actions that were performed; (ii) describes and summarizes the sampling which was performed after completion of the remedial actions; and (iii) describes the proper removal and disposal procedures for the transformers and the contaminated concrete.

**WHEREAS**, as more fully provided in the Consent Decree, notice of the Consent Decree shall be included in all subsequent deeds, title or other instruments conveying an interest in the Property.

**WHEREAS**, this Deed Notice itself is not intended to create any interest in real estate in favor of the EPA, nor to create a lien against the Property, but merely is intended to provide record notice of the Consent Decree.

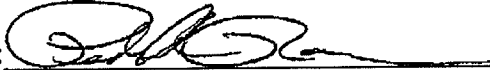
**NOW, THEREFORE**, Owner hereby notifies, by this Deed Notice, all interested parties, owners, lessees and operators of the Property of the Consent Decree.

**FURTHER**, the obligations of Owner of this Property with respect to all requirements and provisions of the aforementioned Consent Decree shall be binding upon the Owner and upon any and all persons who subsequently become owner of any portion of the Property upon which encapsulated PCB contaminated material exists.

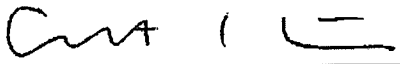
*[Signatures on the following page]*

IN WITNESS WHEREOF, Owner has executed this Deed Notice as of the date first written above.

**SCHOOL DISTRICT OF PHILADELPHIA**

By:   
Pedro A. Ramos, Esquire  
Chairman  
School Reform Commission

**APPROVED AS TO FORM:**

  
Elizabeth C. Gutman, Esq.  
Assistant General Counsel  
The School District of Philadelphia

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF PHILADELPHIA :

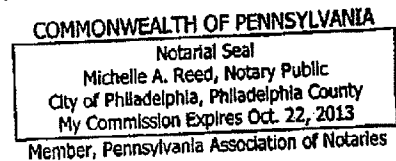
On this 30<sup>th</sup> day of July, 2013, before me a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared **Pedro A. Ramos, Esq.**, who acknowledged himself to be the Chairman of the School Reform Commission, acting on behalf of the School District of Philadelphia, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the School District of Philadelphia by himself as Chairman.

In Witness Whereof, I hereunto set my hand and official seal.

Michelle A. Reed [SEAL]  
Notary Public

My Commission Expires:

October 22, 2013



**Exhibit "A"**

**Legal Description**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the Southeast corner of Broad Street and Snyder Avenue in the 39<sup>th</sup> Ward of the said City of Philadelphia.

CONTAINING in front or breadth on the said Broad Street 207 feet 6 inches more or less and extending of that width in length or depth Eastward between lines parallel with and along the South side of said Snyder Avenue 265 feet to the West side of Juniper Street.

BOUNDED Northward by Snyder Avenue aforesaid, Westward by Broad Street aforesaid, Southward by property now or late owned by the City of Philadelphia and Eastward by Juniper Street aforesaid.

BEING KNOWN AS 2101 South Broad Street.

OPA# 78-1022700

**Exhibit "B"**

**PCB Removal and Disposal Plan**

**KEATING** Environmental Management, Inc.

123 John Robert Thomas Drive, Exton, Pennsylvania 19341  
Tel. (610) 594-2600 Fax (610) 594-6100

**PCB REMOVAL AND DISPOSAL PLAN**

**South Philadelphia High School  
2101 South Broad Street  
Philadelphia, Pennsylvania**

**File No. 5385**

**April 2009**

**Prepared for:**

**The School District of Philadelphia  
Philadelphia, Pennsylvania**

# **KEATING** Environmental Management, Inc.

## **PCB REMOVAL AND DISPOSAL PLAN SOUTH PHILADELPHIA HIGH SCHOOL TABLE OF CONTENTS**

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### **FIGURES**

- 1 Extent of Concrete Encapsulation

### **APPENDICES**

- A Photographic Documentation

# **KEATING** Environmental Management, Inc.

## **1.0 Introduction**

This Removal and Disposal Plan summarizes the remedial activities which were completed at the South Philadelphia High School (located at 2101 South Broad Street in Philadelphia, Pennsylvania) and describes the actions to be taken upon the removal of the PCB contaminated concrete from this location. Specifically, this report:

- Describes the remedial actions which were performed<sup>1</sup>;
- Describes and summarizes the sampling which was performed after completion of the remedial actions<sup>1</sup>; and
- Describes the proper removal and disposal procedures for the contaminated concrete.

This Removal and Disposal Plan has been prepared as a component of the Deed Notification that is described within the Consent Decree entered in U.S. v. School District of Philadelphia, Civil Action No. 97-3829.

## **2.0 Remedial Action**

After removal of the two PCB transformers at the South Philadelphia High School, a 4-inch thick reinforced concrete slab was installed as an encapsulant directly above the existing PCB contaminated floor. The new slab was installed in three phases, beginning in June 1999 in the western portion of the substation. In February 2000, the portion of the slab in the eastern section of the substation was installed. Finally, in December 2000, the portion of the slab in the northern section of the substation was installed.

The new concrete slab encapsulates the area of concrete that was impacted above the USEPA's cleanup standard of  $10 \mu\text{g}/100 \text{ cm}^2$ , which consists of the entire substation floor. The PCB contamination above  $10 \mu\text{g}/100 \text{ cm}^2$  did not extend beyond the doorways of the substation, as determined by the pre-cleanup, delineation wipe sample results.

Figure 1 shows the location of the new concrete slab at the South Philadelphia High School.

## **3.0 Post-Encapsulant Sampling**

In The School District's opinion, there was no need to collect wipe samples on top of the new slab. However, post-encapsulant wipe samples were collected at the doorways leading into the electrical room. A total of three samples were collected; all samples had a PCB concentration less than  $10 \mu\text{g}/100 \text{ cm}^2$ .

Photographs have been taken and scaled sketches developed to document the areas which have been encapsulated. These records are being maintained by The School District's PCB Coordinator. Copies of the photographs are provided in Appendix A.

<sup>1</sup> For additional information regarding the remedial actions which have been completed, refer to the Final Report for this location, dated January 2002.

## **KEATING** Environmental Management, Inc.

### **4.0 Removal and Disposal of the PCB Contaminated Concrete**

PCB contaminated concrete will be removed if renovation or demolition occurs that disturbs the contaminated material. PCB contaminated concrete will be disposed of in accordance with TSCA (Toxic Substances Control Act) regulations.

Prior to the removal of any concrete surface, The School District shall conduct a structural engineering evaluation to determine the depth to which concrete can be safely removed. Concrete removal prior to demolition will only be performed if it can be accomplished without jeopardy to the structural integrity of the area and if the removal action will result in the complete removal of PCB contaminated concrete.

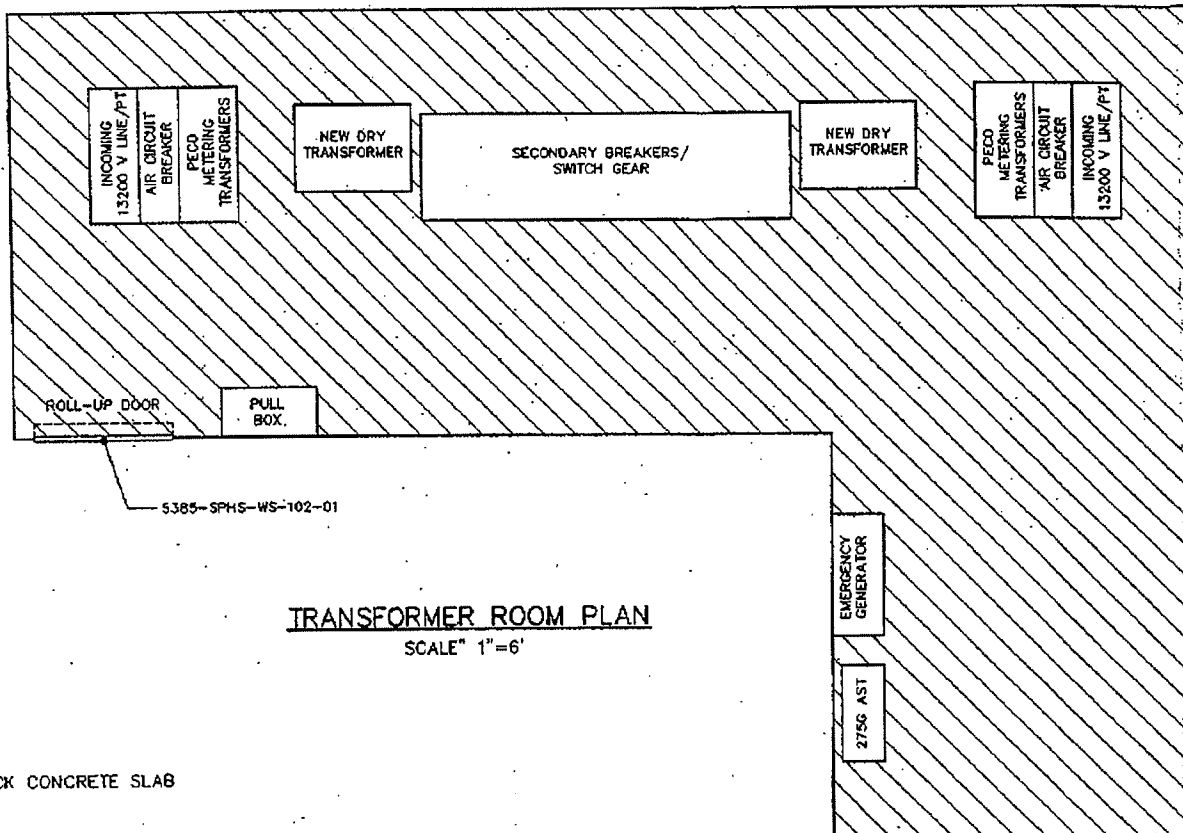
PCB contaminated concrete will be removed by either scabbling, where the surface of the concrete will be abraded down to the depth of uncontaminated concrete, or by bulk removal methods.

Where scabbling is utilized, in the absence of structural engineering constraints regarding the depth of concrete which can be removed, removal of concrete will be done to achieve the cleanup levels for porous surfaces as required in 40-CFR 761.61(a)(4)(iii).

All waste concrete will be placed within properly labeled 55-gallon drums that meet USEPA and DOT shipping requirements. However, if the South Philadelphia High School is demolished, it may not be practical to place bulk contaminated concrete into shipping drums. At that time, the utilization of lined roll-off containers for the transportation of PCB contaminated concrete to a licensed TSCA permitted chemical waste landfill will be evaluated.

**FIGURE 1**

**Extent of Concrete Encapsulation**



# **TRANSFORMER ROOM PLAN**

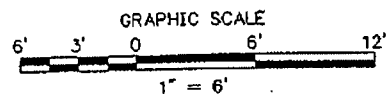
SCALE" 1"=6'

## **LEGEND**

NEW 4' THICK CONCRETE SLAB

## **GENERAL NOTES:**

1. NO INTERIOR COLUMNS OR CONDUIT PENETRATIONS ARE SHOWN.
2. TRANSFORMER SKIDS ARE NOT SHOWN.



SCALE: 1" = 6'	THE SCHOOL DISTRICT OF PHILADELPHIA SOUTH PHILADELPHIA HIGH SCHOOL PHILADELPHIA, PENNA.	
DATE: 01-10-01	<b>KEATING</b> ENVIRONMENTAL MANAGEMENT, INC. MALVERN, PA.	
DRW. BY: M. KLOS	PROJECT No.: 5385	FIGURE No.: FIGURE 2
CHK'D. T. McKENNA		

**APPENDIX A**

**Photographic Documentation**

**Keating Environmental  
Management, Inc.**

**The School District of  
Philadelphia  
PCB Transformer Compliance  
Project  
Photographic Log**

**South Philadelphia High School  
2101 South Broad Street  
Philadelphia, Pennsylvania**

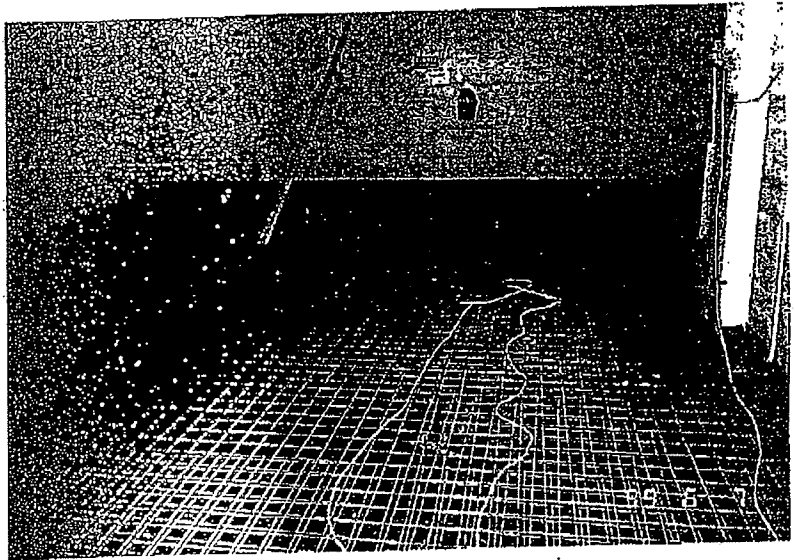


Figure 1 (above): Steel mesh in west section of substation.

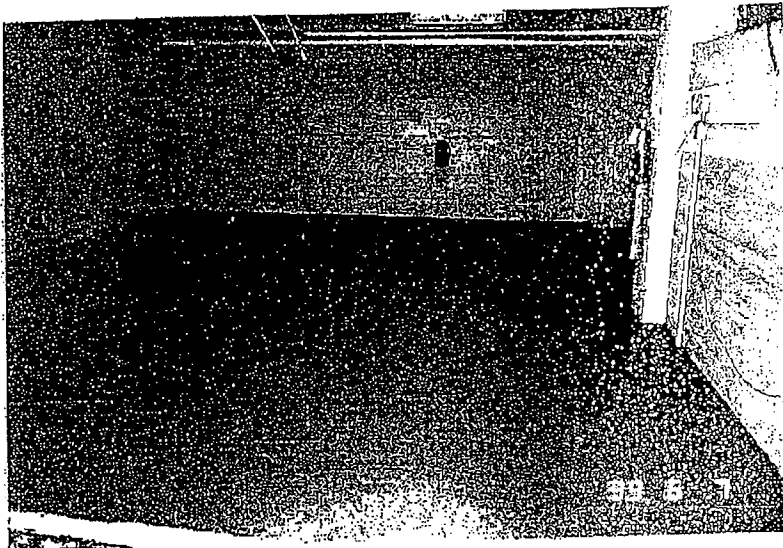


Figure 2 (left): Encapsulating concrete slab - west section of substation.

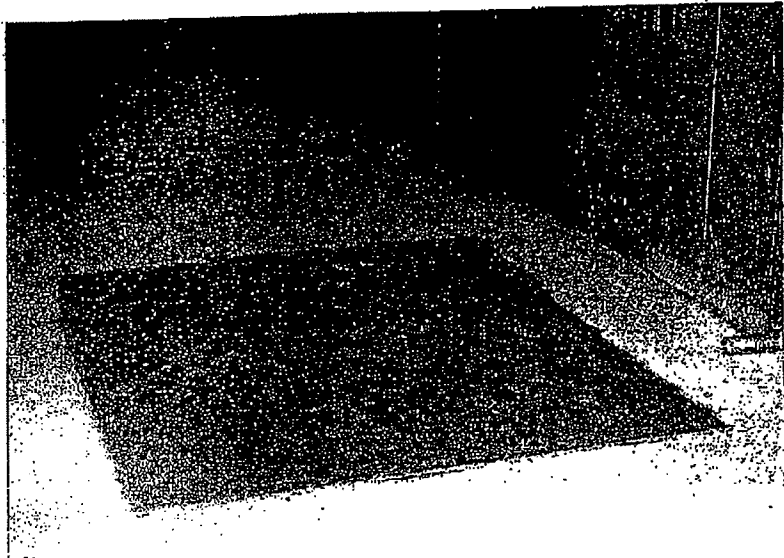
Figure 3 (right): Encapsulating concrete slab - north section of substation.



**Keating Environmental  
Management, Inc.**

**The School District of  
Philadelphia  
PCB Transformer Compliance  
Project  
Photographic Log**

**South Philadelphia High School  
2101 South Broad Street  
Philadelphia, Pennsylvania**



**Figure 4 (above): Encapsulating  
concrete slab.**



**Figure 5 (left): Encapsulating  
concrete slab.**

**Figure 6 (right): Typical new dry  
electrical transformer.**

